

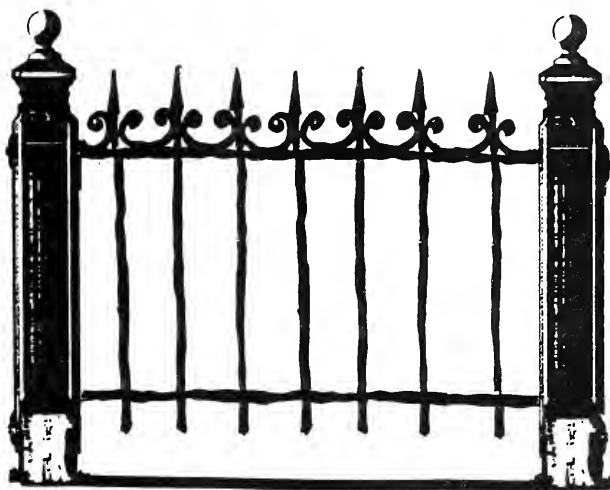
GOVDOC

IRA  
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1988

# Funding Proposal

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## JAMES HAYES P · A · R · K



CITY OF BOSTON  
RAYMOND L. FLYNN  
*Mayor*

BOSTON REDEVELOPMENT AUTHORITY  
STEPHEN COYLE  
*Director*

ROBERT L. FARRELL  
*Chairman*

JOSEPH J. WALSH  
*Vice-Chairman*

JAMES K. FLAHERTY  
*Treasurer*

CLARENCE J. JONES  
*Vice-Treasurer*

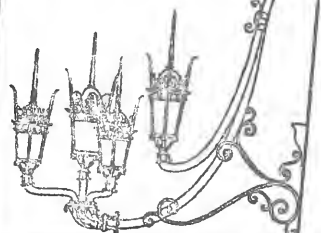
MICHAEL F. DONLAN  
*Vice-Chairman, Sub-Committees*

KANE SIMONIAN  
*Secretary*

MAY 1988

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## INTRODUCTION:

This plan summarizes a schematic design for the reconstruction of James Hayes Park. James Hayes Park is located on the corner of West Canton Street and Warren Avenue in the historic South End of Boston. The schematic design is based on continuing discussions between the Friends of Hayes Park, a chapter 108 Massachusetts Corporation with broad community support, and the Boston Redevelopment Authority.

Hayes Park was constructed in 1969 by the Boston Redevelopment Authority. The site of the Park was formerly occupied by the Warren Avenue Baptist Church which built a large brick structure on the site in 1866. This building was still in existence in 1967 when the congregation of the Church of Our Lady of the Annunciation, the last occupants, moved to a new and larger structure in Roslindale. The vacant brick church was extensively vandalized and subsequently razed due to unsafe conditions. The site, being located in the South End urban renewal district, was then acquired by the Boston Redevelopment Authority.

When the Boston Redevelopment Authority constructed the Park in 1969, dedicating it to South End community leader James Hayes, an agreement was made with the neighborhood to maintain the Park. The neighborhood has maintained the park consistently since 1969, including daily trash pick up, care of the lawn, trees and shrubs.

A group of concerned citizens, calling themselves the Friends of Hayes Park, assemble on a regular basis to discuss the condition of Hayes Park. They note the following problems:

- o The Park has been settling continuously since 1969. Settling in the Spring and Fall of 1987 was especially apparent.
- o The retaining wall, located at the rear of the Park has collapsed completely. The south wall of the park, a puddingstone wall dating from the original construction of the church, appears to be shifting and to be in danger of collapsing.
- o The brick paving has buckled due to the settling and bricks are easily dislodged by vandals to be thrown throughout the Park.
- o The play equipment, which was no longer safe, has been removed by the Boston Redevelopment Authority.



- o The grassy berm, although attractive, obstructs visibility of the rear of the Park and harbors antisocial activities.
- o The water spray has never functioned and the large area dedicated to its use is completely under utilized.

In summary, despite diligent daily maintenance by the neighborhood, the infrastructure of the park is in poor condition.

The Friends of Hayes Park, have developed, through a community survey and numerous community meetings, broad community support for the reconstruction of Hayes Park. Among those supporting the reconstruction of the Park are several day care centers who use the park regularly. The Ellis Memorial Day Care Center, Escuelita Agueybana, The Children's Haven as well as the Ellis Neighborhood Association, the Eight Streets Neighborhood Association, the Claremont Neighborhood Association and Boston Urban Gardeners are in support of efforts to reconstruct the Park.





# CITY OF BOSTON PARK EVALUATION

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SITE NO.

Neighborhood: SOUTHEND

Site Name: HAYES PARK

Location: WARREN & W. CANTON

Evaluation Team: ECH & SF

Evaluation Date: 5.26.87

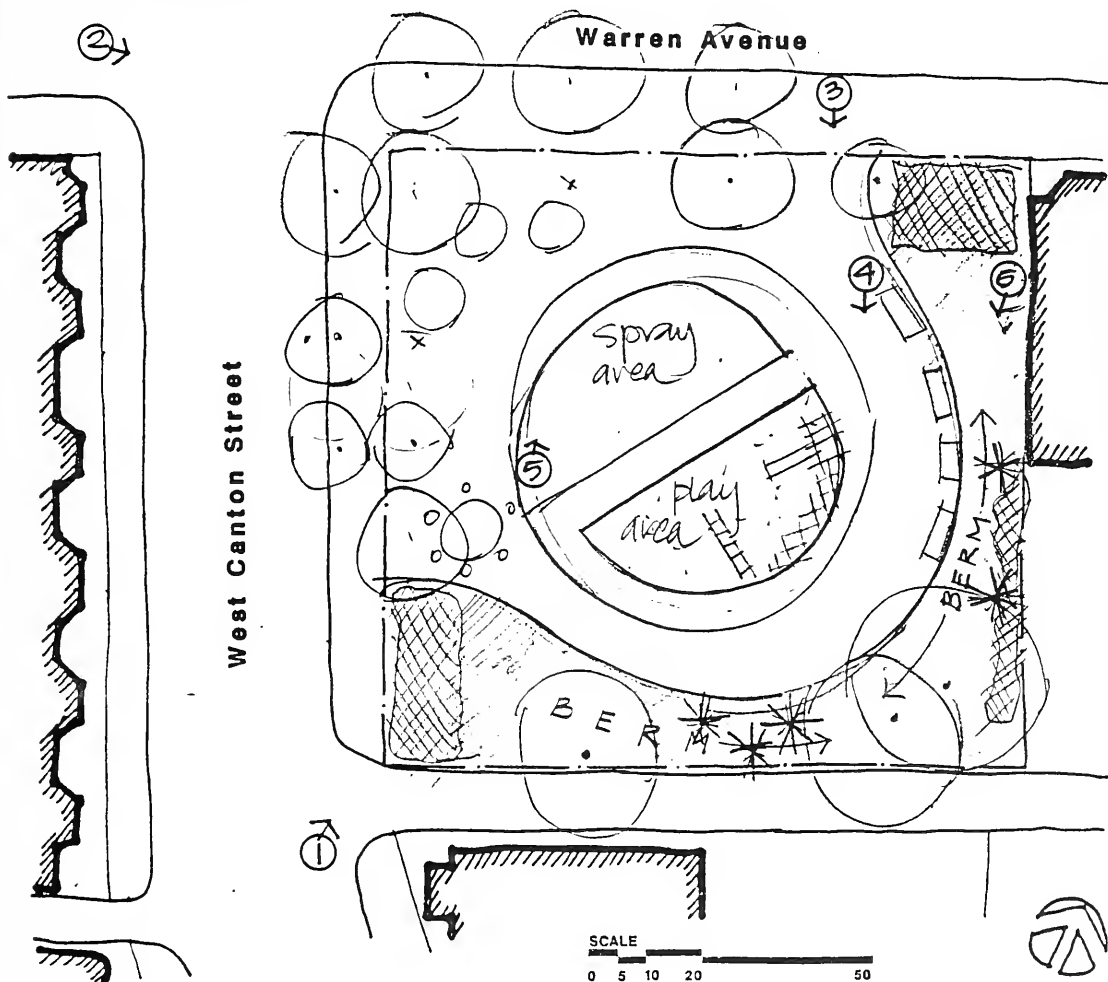
Surrounding Land Uses: RESIDENTIAL

Site Type: PLAYLOT

Acreage: .29A

Weather Conditions: FAIR

## Site Plan





Neighborhood: South End  
Site Name: James Hayes Park  
Location: Warren Avenue and West Canton Street  
Acreage: 0.29 A  
Site Type: Playlot

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**Site Description:**

James Hayes Park is a square site on the corner of Warren Avenue and West Canton Street. Residences abut the site on the east and an alley and residences abut it on the south. The park is designed around a central circular play area consisting of a half-circle spray area and a half-circle sand-surfaced playground. A circular brick path encompasses this area with benches, tables and lights. A low berm has been created along the east and south edges of the park adjacent to the abutting residences. Numerous shade trees are planted along the street edges of the park as well as along the berm.

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**Condition Assessments:**

The benches, tables and lights are almost all in good condition. The brick and bituminous concrete paving has settled significantly in several places and is in fair to poor condition. Because of settlement of the spray area, the paving needs reconstruction. The wooden play structures have badly deteriorated and need replacement. Most of the trees are in good condition. Most of the shrubs and lawn areas are in fair condition.

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**Major Site Issues:**

The design of Hayes Park, with its circular play area encompassed by tree plantings and a low berm, is simple and successful in providing an enhanced experience of spaciousness within a small site. A major problem in this park is subsurface settlement. Many site improvements are deteriorated because of the large amount of settlement. This problem is most evident in the playground edge and the pavement, which has buckled and been pulled up in places. The pavement and play structures are in need of attention.



DISLODGED BRICKS



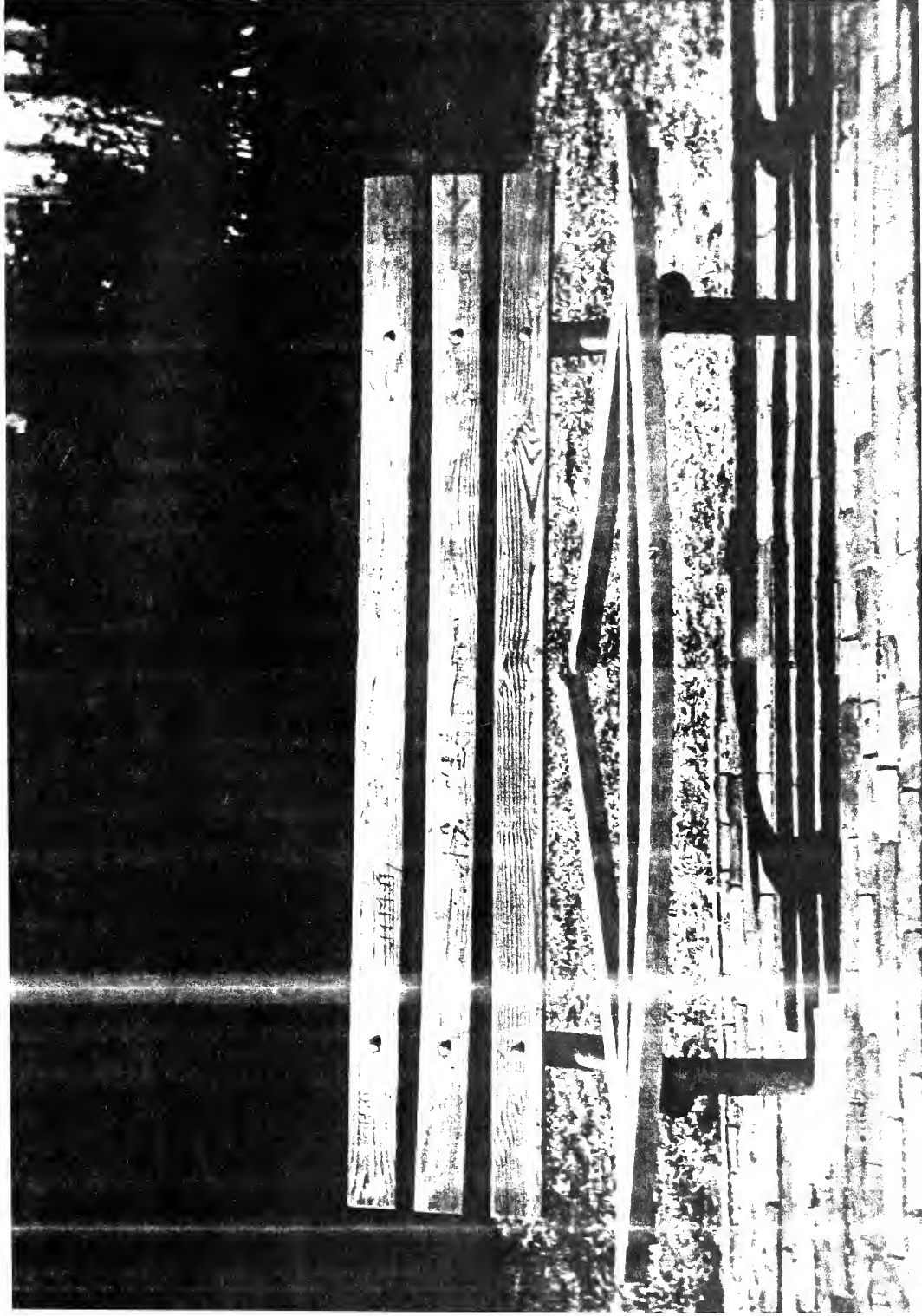




EXISTING STONE WALL







EXISTING BENCH





SETTLING/DRAINAGE PROBLEMS





COLLAPSED REAR WALL



## PROPOSAL

Improvements to Hayes Park are divided into two Phases. The first Phase involves correcting the structural problems at the park. The subsurface settling has been a continuous problem for nineteen years. Test pits are the recommended method for determining the exact cause of the settling. Among the possible explanations for the settling are the rotting of large wooded timbers buried after the church structure was razed or the deterioration of old water or drain pipes. Another structural problem at the park involves the retaining walls., The rear wall of the park has totally collapsed causing debris to fall onto private property. The south wall, bordering the alley, is rapidly deteriorating. Reconstruction of the wall will require that a fence be added to bring the wall up to code. Since the park is located in the South End Historic District this fence must be a decorative metal fence of suitable design.

Initial contacts with the Edward Ingersoll Browne Fund have indicated that the park can not be considered for funding until the structural problems have been corrected.

The second Phase of improvements involves redesign of the childrens play area, circulation, passive seating areas and landscaping. The neighborhood groups are in agreement that the current design encourages antisocial behavior. The grassy berm. the back side not being visible from the street, is the primary problem. The schematic design presented proposes that the grassy berm be eliminated to allow the entire park to be at sidewalk grade.

The play area could then be relocated to the back edge of the park, allowing that part of the park to be fully utilized. The park would then be organized by a brick paved circular path edged with granite curbing, providing a central area large enough for community events. Popular community events now held in the park include Christmas caroling, May pole celebrations and auctions. To complement the new circulation system and play area flowering trees, low evergreen shrubs and flower beds are proposed as well as acorn lighting and generous seating. Large existing trees would be retained. The neighborhood is in agreement that the decorative fence along the reconstructed wall should be continued around the entire park.



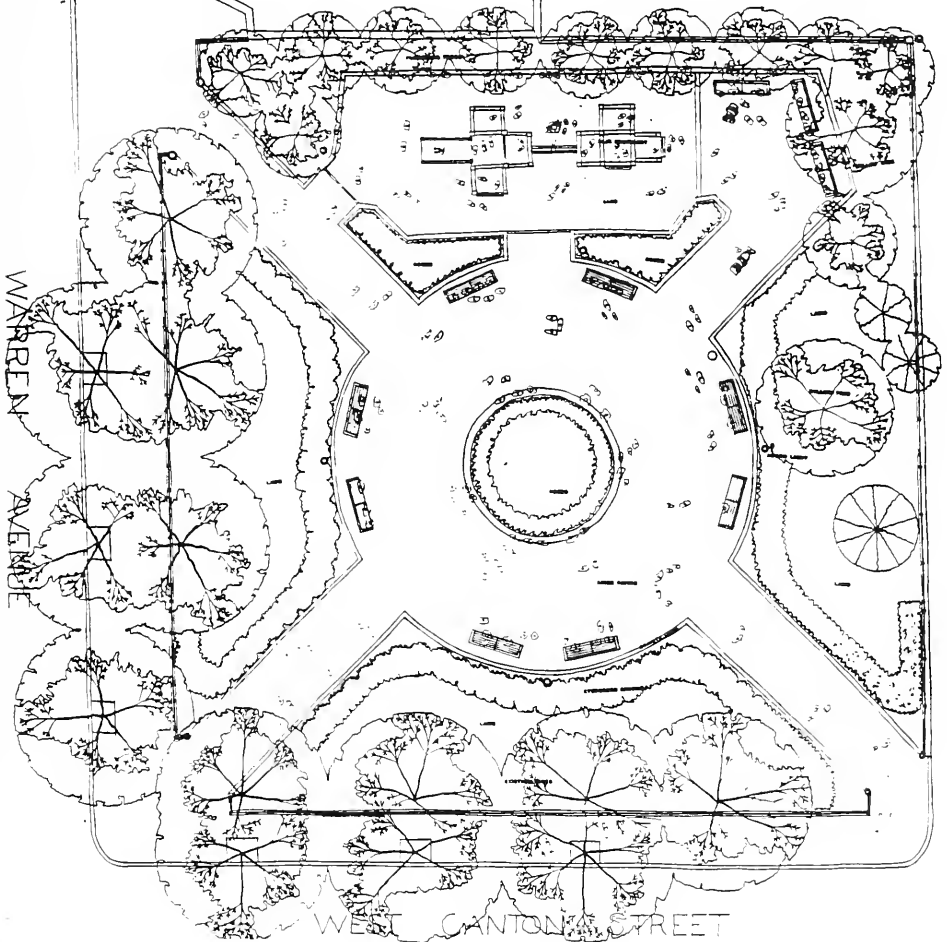


Page two

Funding for the reconstruction of Hayes Park would come from a variety of sources. Funding to correct the structural problems at the park will be applied for in the 1988 BRA capital funding cycle. Once this funding is obtained the community would apply to private foundations, including the Browne Fund and the Globe Foundation for additional funding. The Friends of Hayes Park plans to raise funds through expanded membership, from local merchants and from the real estate community. The Friends of Hayes Park will assume the ongoing maintenance of the reconstructed park.

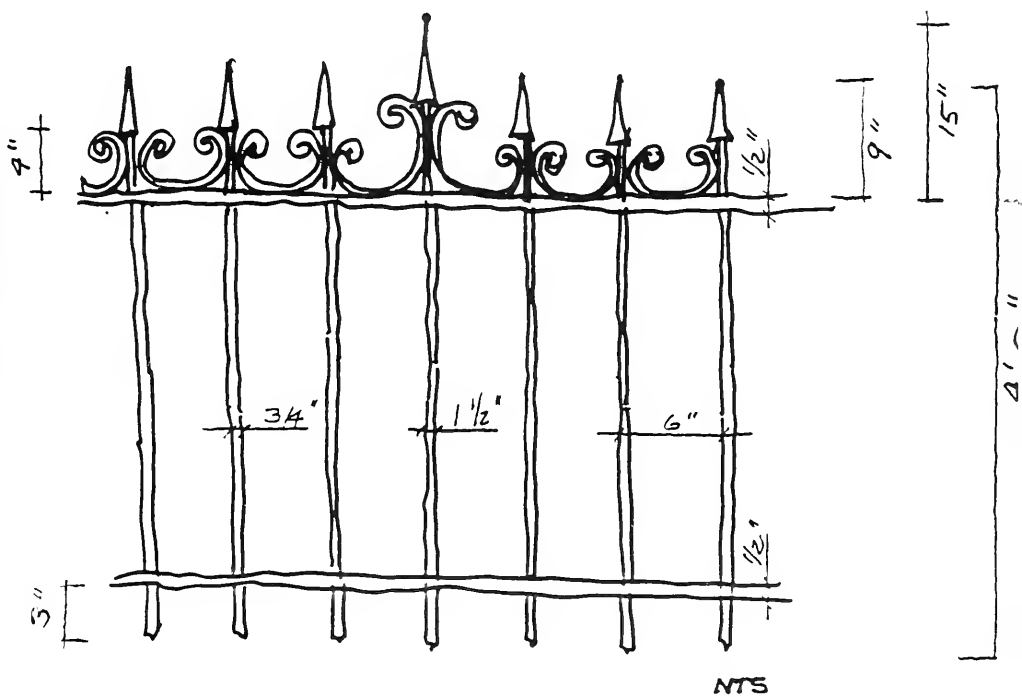


LANDSCAPE PLAN  
**HAYES PARK**  
BOSTON REDEVELOPMENT  
AUTHORITY 1988

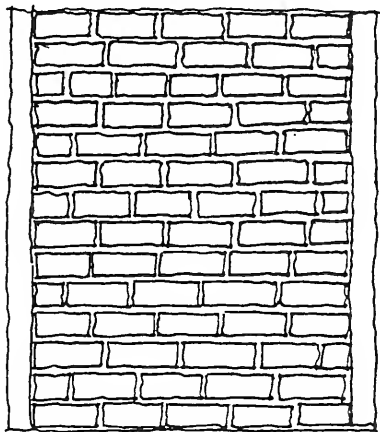




# FENCE

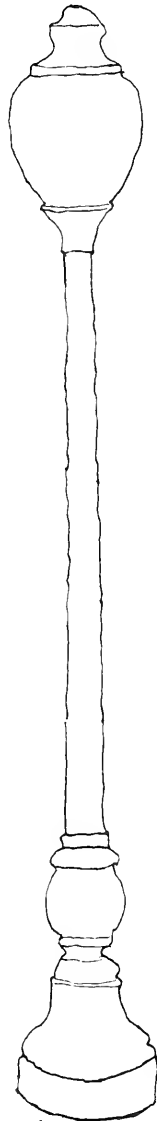




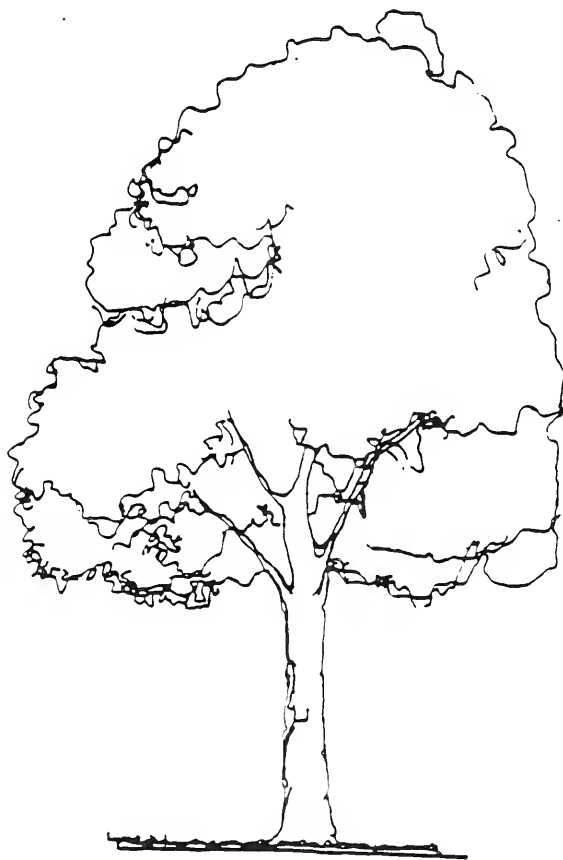




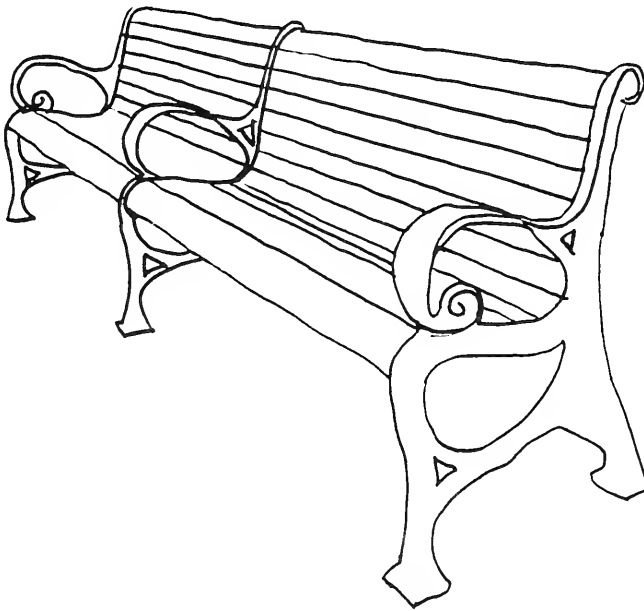














## *PLAY EQUIPMENT*

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## COST ESTIMATE

Date: June , 1988

Type of Estimate: Preliminary

Project: James Hayes Park - Phase I

	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
Reinforced Concrete Wall	159	L.Ft.		60,000
Excavation/Backfill				93,000
Ornamental Fence	159	L.Ft.	150	23,850
			Subtotal	176,850
Engineering 15%				26,500
Contingency 15%				26,500
			Total	229,850



## COST ESTIMATE

Date: June , 1988

Type of Estimate: Preliminary

Project: James Hayes Park - Phase II

	<u>Quantity</u>	<u>Unit</u>	<u>Unit Price</u>	<u>Total</u>
<u>Curbing:</u>				
Straight Granite 6" x 14"	1,860	L.Ft.	30	55,800
Radial Granite 12" x 18"	146	L.Ft.	100	14,600
<u>Paving:</u>				
Brick on Stonedust	4,352	Sq.Ft.	13.50	58,752
<u>Planting:</u>				
Trees - Willow, 6-8" Calip.	2	each	2,000	4,000
Trees - Plane, 4-5" Calip.	3	each	1,200	2,600
Trees - Flowering 3-3-1/2" Calip.	12	each	600	7,200
Shrubs				6,000
Sod	7,328	Sq.Ft.	1.00	7,328
Topsoil	182	CY	16	2,900
<u>Site Amenities:</u>				
Acorn Lights	6	each	8,000	48,000
Benches	12	each	1,200	14,400
Trash Receptacle	1	each	600	600
<u>Play Equipment</u>				
Sand (Play Area)	952	Sq.Ft.	1.00	952
Ornamental Fence	180	L.Ft.	150	27,000
Hose Bib with Back Flow Preventative				<u>8,000</u>
			Subtotal	278,000
Engineering 15%				42,000
Contingency 15%				<u>42,000</u>
			Total	362,000



FRIENDS OF HAYES PARK  
LIST OF DIRECTORS

<u>NAME</u>	<u>RESIDENCE</u>
Rita Gallo	72 Montgomery St. Boston, MA 02116
Arthur Howe	81 Montgomery St. Boston, MA 02116
Lois H. Johnson	156 Warren Avenue Boston, MA 02116
Jan Leabman	63 Appleton Street Boston, MA 02116
Jill McCarthy	154 Warren Avenue Boston, MA 02118
Maryanne Monroe	121 West Newton St. Boston, MA 02118
Joseph F. Park, Jr.	166 West Canton St. Boston, MA 02118
Susan Park	166 West Canton St. Boston, MA 02118
Jane Seigal	148 W. Canton St. Boston, MA 02118
Jean Steward	7 March Avenue West Roxbury, MA 02132
Roger Tackeff	121 West Newton St. Boston, MA 02118
Donald F. Winter	165 West Canton St. Boston, MA 02118



## The Friends of Hayes Park Maintenance Program

The Board of Directors of The Friends of Hayes Park agree to maintain the park in the following manner:

General Maintenance: All pavements will be swept or raked thoroughly once each month for the period of April through November.

The sand lot will be raked and all debris will be removed once each month for the period of April through November. It will be hand weeded monthly. New sand will be added every two (2) years to maintain proper level.

Mowing: The park will be mowed on the first Saturday of each month commencing in April through November. Prior to each mowing, debris, leaves and extraneous trash will be removed. Each mowing will include trimming at all fences, light poles, sidewalks, benches and other site fixtures.

Trash Removal: Pick up all trash, glass, litter and other debris in the entire area as needed for the period April through November. Remove trash from the site twice a week.

Weed Control: All brick, granite, and stonedust areas will be hand weeded monthly. No herbicides will be used for weed control.

Fertilizing: Lawns will be fertilized twice each year, in the spring and in the fall.

Benches: Inspect and tighten slat bolts each spring. Inspect wood slats each spring for splinters. Remove, sand and refinish as necessary. Replace damaged wood slats as necessary.

Play Equipment: Will be repaired or replaced as necessary each spring.





Plant Maintenance:

Fertilizing Trees Once a year in late fall. Trees in pavements shall be fertilized. Trees in lawn or planting beds shall also be fertilized. All fertilizer shall be watered in thoroughly immediately after application.

Fertilizing Shrubs Once every two (2) years in the early spring, fertilize at the base of shrubs and cultivate into soil. All fertilizer shall be watered in thoroughly after application.

Pruning Inspect and prune trees every two (2) years and shrubs annually. Remove all suckers and all dead, diseased, broken or bruised wood. Time of year (spring or fall) in which pruning is done shall be determined in accordance with individual plant species. Pruning methods shall conform to the National Arborists Association standards.

Weeding Remove all weeds in plant beds as needed.

Mulching Annual, in early spring, add new shredded bark mulch to planting beds and tree pits.

Watering Water all trees and shrubs as needed commencing in April through November.

Disease and Pest Control Annually inspect all trees carefully for disease or insect damage.





Action for Boston  
Community Development  
Inc.

178 TREMONT STREET, BOSTON, MASSACHUSETTS 02111  
TELEPHONE: AREA CODE (617) 357 6000

16 December 1987

Ms. Jill McCarthy  
Chairman, Friends of Hayes Park  
154 Warren Avenue  
Boston, MA 02116

Dear Ms. McCarthy:

I am writing to support your work in improving your neighborhood, and, specifically, to support your efforts to refurbish Hayes Park as a neighborhood resource. As Acting Director of the city-wide Head Start Program which serves more than 2,000 young children across Boston, I wish more there were groups like yours concerned about the quality of open space available to children and their families.

If we can be of any further assistance in your efforts, I am sure you can call on our program and our parents in helping to create a useful and necessary resource to young children and their families in your community.

Sincerely,

Marie Galvin  
Acting Director  
Head Start Program  
Action for Boston Community Development, Inc.



ELLIS MEMORIAL & ELDREDGE HOUSE, INC.  
P.O. BOX 327  
BOSTON, MASSACHUSETTS 02117

November 4, 1987

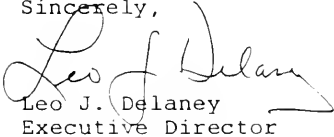
Ms. Jill McCarthy  
Chairman, Friends of Hayes Park  
154 Warren Avenue  
Boston, MA 02116

Dear Ms. McCarthy:

I am writing to congratulate and encourage the efforts of the Friends of Hayes Park to refurbish this neighborhood resource. As the Executive Director of a daycare center in the neighborhood, I am certainly aware of the lack of such facilities, and I know that the children we serve, most of whom come from a disadvantaged environment, will get much use and enjoyment from a park in the area.

Please let me know if there is anything that I, or the kids themselves, might be able to do to help your efforts.

Sincerely,



Leo J. Delaney  
Executive Director

cc: L. Johnson



# ELLIS NEIGHBORHOOD ASSOCIATION, INCORPORATED

Post Office Box 961, Back Bay Annex, Boston, MA 02117

November 30, 1987

Mayor Raymond L. Flynn  
Chairman  
The Browne Fund  
Room 805  
Boston City Hall  
Boston, MA 02201

Dear Mayor Flynn:

The Ellis Neighborhood Association unanimously supports the endeavors of the Friends of Hayes Park to renovate the park which is at the corner of Warren Avenue and West Canton Street.

The Ellis Neighborhood Association represents more than 3,000 neighborhood residents, many of whom pass through Hayes Park on a daily basis or use it for recreation. Hayes Park is the only open space for public use in the neighborhood. The Park is also used by several local daycare centers for daily activities, including Escuelita Agueybana at I.B.A., Children's Haven, and Infants and Other People at Castle Square.

The Board feels that Hayes Park will accomodate more activity upon renovation of the site and bring further attention to this valuable neighborhood resource.

Sincerely,

*Michael J. Peregon*  
Michael J. Peregon  
President

JFP/clf





ESCUELITA AGUEYBANA  
CHILD DEVELOPMENT CENTER  
100 WEST DEDHAM STREET  
BOSTON, MASSACHUSETTS 02118

To whom it may concern:

Escuelita Agueybana is a day care center located at Villa Victoria in Boston's South End and serving the families of sixty young boys and girls drawn mostly from the Hispanic community. As part of our recreational program we use three public parks in the South End.

Hayes Park, at the corner of West Canton Street and Warren Avenue, is the playground facility located closest to our center. We use it frequently but find the facilities inadequate. The play equipment is old, rotting and in dangerous condition. We understand that the Friends of Hayes Park, Inc. is planning a project to refurbish the Park and replace the worn-out play equipment. We enthusiastically support the Friends project to make Hayes Park more usable by all members of the community. Upgrading the play equipment at Hayes Park will enrich the recreational experience of hundreds of boys and girls in our community.

Very truly yours,



---

Agnes T. Cornier  
Executive Director

Dated: 12/2/87



# Thinking

"Do all to the glory of God." —1 Corinthians 10:31

Dear Ms. McCarthy,

I am writing as supervisor of Children's Haven in the South End, to express my support in keeping Hayes Park for the children of our neighborhood. If it were to be destroyed our group would be put at a great disadvantage. There is already too few open areas where children can play.

My organization greatly supports your efforts, and is willing to help in any way possible.

Sincerely,

Stella Leventogian **of You**



CHILDREN'S HAVEN  
11 DARTMOUTH ST  
BOSTON, 02116





## INFANTS AND OTHER PEOPLE

464 Tremont Street  
Boston, Ma 02116  
(617) 482-9464

December 3, 1987

TO WHOM IT MAY CONCERN,

This letter is in support of the fundraising efforts being made by the friends of Hayes Park.

The improvement of the tot lot located at the corner of West Canton Street and Warren Avenue in Boston, MA. would not only enhance the visual quality of the area, but would provide a much needed playspace for the inner city children in nearby homes and day care centers. The improved park would also return the spot to a safe place for elderly citizens and passersby to spend time out of doors in a pleasant environment.

The Friends of Hayes Park are undertaking an exemplary endeavor.

Sincerely,

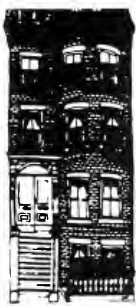
*Lucy Zelandi*  
Lucy Zelandi  
Executive Director

LZ/ly

"...to respond with sensitivity and respect for the individual differences and integrity of each person without regard to age, sex, status, or social relationships."







Pilot  
Block  
Neighborhood  
Association

November 6, 1987

The Friends of Hayes Park  
c/o Joseph F. Park, Jr.  
166 West Canton Street  
Boston, MA 02118

Dear Joe,

I am writing to express the wholehearted support of The Pilot Block Neighborhood Association for your efforts to rehabilitate Hayes Park. Its deterioration has long been noted by members of our group, and we will be happy to assist in any way we can. I am certain that the finished park will be enjoyed by many from both within and beyond the South End.

Again, we applaud your efforts.

Sincerely,

Ann O'D. Hartman  
President







